137.0	0003	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,354,200 / 1,354,200
					USE VALUE: 1,354,200 / 1,354,200
					ASSESSED: 1,354,200 / 1,354,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		BRUNSWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	25 BRUNSWICK LLC
Owner 2:	
Owner 3:	
Street 1:	1 CHESTNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RIBEIRO JOSE & MARIA -
Owner 2:	-
Street 1:	25 BRUNSWICK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 20,710 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1949, having primarily Stucco Exterior and 3211 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	20710.000	462,000	1,900	890,300	1,354,200
Total Card	0.475	462,000	1,900	890,300	1,354,200
Total Parcel	0.475	462,000	1,900	890,300	1,354,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.74 | /Parcel: 421.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 88041

GIS Ref

GIS Ref

Insp Date 09/29/17

PREVIOUS ASSESSMENT

Parcel ID 137.0-0003-0006.0

!10625!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	462,400	1900	20,710.	890,300	1,354,600	1,354,600	Year End Roll	12/18/2019
2019	101	FV	347,900	1900	20,710.	939,800	1,289,600	1,289,600	Year End Roll	1/3/2019
2018	101	FV	347,900	0	20,710.	692,500	1,040,400	1,040,400	Year End Roll	12/20/2017
2017	101	FV	347,900	0	20,710.	662,800	1,010,700	1,010,700	Year End Roll	1/3/2017
2016	101	FV	347,900	0	20,710.	613,300	961,200	961,200	Year End	1/4/2016
2015	101	FV	309,500	0	20,710.	514,400	823,900	823,900	Year End Roll	12/11/2014
2014	101	FV	309,500	0	20,710.	502,500	812,000	812,000	Year End Roll	12/16/2013
2013	101	FV	309,500	0	20,710.	478,800	788,300	788,300		12/13/2012

PRINT

Date	Time
12/11/20	00:54:47

LAST REV

Date	Time
11/12/20	11:08:55

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10625

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIBEIRO JOSE &	74782-314	1	5/29/2020	Mult Lots	1,100,000	No	No		
SAKOIAN ALBERT	14115-198		10/1/1980	Mult Lots	99,000	No	No		N

USER DEFINED

Prior Id # 1:	88041
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2020	1174	Demoliti	35,000	O				
12/4/2014	1660	Manual	1,400					Install pellet sto
7/17/2007	586	Addition	35,000			G9	GR FY09	BUMP-0UT FRONT OF

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2020	SQ Returned	MM	Mary M
7/16/2020	SQ Mailed	MM	Mary M
9/29/2017	MEAS&NOTICE	HS	Hanne S
2/9/2009	Measured	372	PATRIOT
11/5/1999	Meas/Inspect	263	PATRIOT
2/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		20710		Sq. Ft.	Site		0	90.	0.48	10			Topo	-5					890,310						890,300	

Total AC/HA: 0.47544 | Total SF/SM: 20710 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 890,310 | Spl Credit | Total: 890,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	20 - Copm. Clap	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.97700089
Const Adj.:	0.98386127
Adj $ / SQ:	120.154
Other Features:	108000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	567621
Depreciation:	105577
Depreciated Total:	462043

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	2	HB	

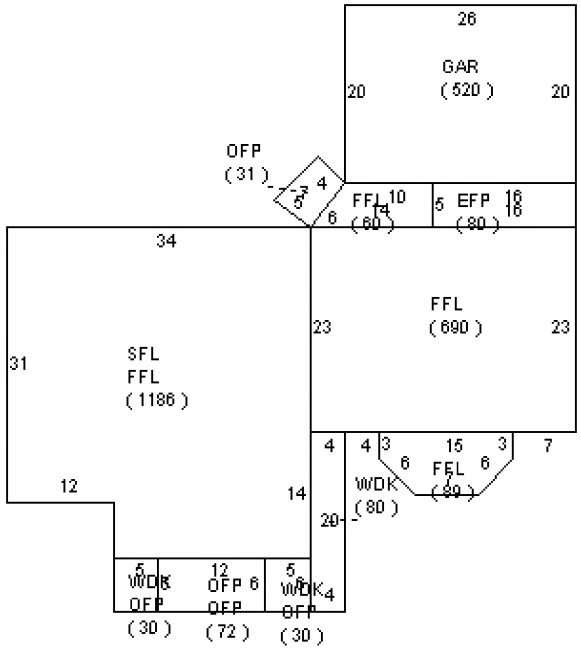
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	6	M
Totals			
1	10	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,025	120.150	243,312
SFL	Second Floor	1,186	120.150	142,503
GAR	Garage	520	19.490	10,134
OFP	Open Porch	235	23.140	5,438
WDK	Deck	140	12.930	1,810
EFP	Enclos Porch	80	60.270	4,821

Net Sketched Area:	4,186			Total:	408,018
Size Ad	3211	Gross Are	4186	FinArea	3211

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	132.17
Special Features:	0	Val/Su Net:	110.37
Final Total:	462000	Val/Su SzAd	143.88

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID: 137.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	20X35	A	AV	2016	2.79	T	5	101			1,900			1,900

More:	N	Total Yard Items:	1,900	Total Special Featues:		Total:	1,900